Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/7 Warner Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $640,000 & $690,000

Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/34 Denbigh Rd ARMADALE 3143	$656,000	27/04/2026
2	9/31-33 Wattletree Rd ARMADALE 3143	$675,000	25/03/2026
3	10/2 Egerton Rd ARMADALE 3143	$670,000	28/02/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/04/2026 15:59

8/7 Warner Street, Malvern Vic 3144

Alex Noutsos
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
Year ending March 2026: $670,000

Comparable Properties



8/34 Denbigh Rd ARMADALE 3143 (REI)

2 1 1

Price: $656,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

Agent Comments



9/31-33 Wattletree Rd ARMADALE 3143 (REI)

2 1 1

Price: $675,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment

Agent Comments



10/2 Egerton Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment

Agent Comments

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